



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

July 30, 2014

David S. Houston  
Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

RE: Proffered Condition Amendment Application PCA C-696-10  
(Concurrent with Rezoning Application RZ 2009-HM-017)

Dear Mr. Houston:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 29, 2014, approving Proffered Condition Amendment Application PCA C-696-10 in the name of Dulles Rockhill Partners Limited Partnership. The Board's action amends the proffers for Rezoning Application RZ C-696 previously approved for mixed use to delete approximately 22,272 square feet and include in concurrent Rezoning Application RZ 2009-HM-017. The subject property is located in the N.W. quadrant of the intersection of Sayward Boulevard and Dulles Station Boulevard on approximately 4.27 acres of land zoned PRM, [Tax Map 15-4 ((5)) 5A], in the Dranesville District.

**The Board also:**

- Modified the loading requirement in favor of the loading spaces depicted on the CDP/FDP.
- Directed the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.
- Modified the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit the proposed building, landscaping and sign locations within the Zoning Ordinance sight triangles formed by the streets along the corner lot as shown on the CDP/FDP and as proffered.

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**Office of the Clerk to the Board of Supervisors**

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

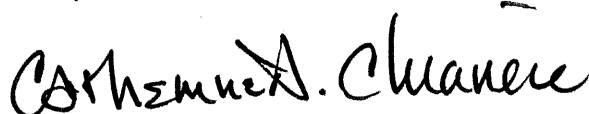
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

<http://www.fairfaxcounty.gov/bosclerk>

July 30, 2014

- Waived the Board of Supervisors' policy to permit the location of the underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to Waiver #6848-WPFM 005-1 Conditions, dated April 10, 2014.
- Modified the peripheral lot landscaping and screening requirements in favor of that shown on the CDP/FDP as proffered and conditioned.
- Modified the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modified PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet as shown on the CDP/FDP and described in the proffers.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor John Foust, Dranesville District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 29th day of July, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA C-696-10  
(Concurrent with Rezoning Application RZ 2009-HM-017)**

**WHEREAS**, Dulles Rockhill Partners Limited Partnership, filed in the proper form an application to amend the proffers for RZ C-696 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 29th day of July, 2014.



Catherine A. Chianese

Clerk to the Board of Supervisors



**COUNTY OF FAIRFAX****Department of Planning and Zoning  
Zoning Evaluation Division**

12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: PCA-696-10*Concurrent w/ Repeal*  
*DESIGNED BY STAFF*  
*RECEIVED*  
*SEP 26 2013*  
*Department of Planning & Zoning*  
*Zoning Evaluation Division***APPLICATION FOR A REZONING  
(PLEASE TYPE or PRINT IN BLACK INK)**PROFFERED CONDITIONAL  
AMENDMENT**PETITION****TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Dulles Rockhill Partners Limited Partnership, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PRM District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	( X )	CDP	( )	FDP	( )	CDPA	( X )	FDPA	( )
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**LEGAL DESCRIPTION:**

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

15-4	5		5A	4.2668
				4.2668
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

N/A

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
South and east of Sunrise Valley Drive, North of Sayward Boulevard

<b>PRESENT USE:</b> Vacant	<b>PROPOSED USE:</b> Mixed-use
<b>MAGISTERIAL DISTRICT:</b> Dranesville	<b>OVERLAY DISTRICT (S):</b> WS

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

David S. Houston, Esquire, Agent

**Type or Print Name**

Reed Smith LLP, 3110 Fairview Park Dr., Ste 1400

Address Falls Church, VA 22042

Signature of Applicant or Agent

(Work) 703-641-4224

(Mobile)

Telephone Number

Please provide name and telephone number of contact if different from above:

PCA2013-0279**DO NOT WRITE BELOW THIS SPACE**

Date application accepted:

9-30-13

Fee Paid

\$13,640.00

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# PCA -C -696-10

## Zoning Application Closeout Summary Report

Printed: 9/2/2014

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### General Information

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APPLICANT: DULLES ROCKHILL PARTNERS LIMITED PARTNERSHIP  
DECISION DATE: 07/29/2014  
CRD: NO  
HEARING BODY: BOS  
ACTION: APPROVE  
STAFF COORDINATOR: WILLIAM O'DONNELL  
SUPERVISOR DISTRICT: DRANESVILLE

#### DECISION SUMMARY:

ON JULY 29, 2014, THE BOARD UNANIMOUSLY APPROVED PCA C-696-10, ON A MOTION BY SUPERVISOR FOUST.

#### APPLICATION DESCRIPTION:

MIXED USE

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### Zoning Information

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Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	4.27 ACRES

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### Tax Map Numbers

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0154 ((05)) ( )0005 A

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### Approved Land Uses

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#### Zoning District:

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
TOTALS							

9/2/2014